

# Vicarage Drive

Stramshall, Uttoxeter, ST14 5DL

John German





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Guide Price

£450,000

A fabulous family home with an enviable south aspect over open countryside to the rear, enjoying an attractive village setting with good access to both Uttoxeter and the A50.



A composite entrance door leads into the spacious reception hallway having stairs off with useful storage cupboard fitted below and access to a fitted cloakroom WC.

To the rear of the property is a very stylish and attractively refitted contemporary kitchen having tiled floors together with frameless base and wall cupboards surmounted by quartz worktops with inset stainless-steel sink and chrome mixer tap, quartz upstands and window sill. There are a range of Neff appliances comprising a dual oven and grill with integrated microwave over, fridge freezer, dishwasher and ceramic inset hob with concealed extractor hood over. There is also a chrome vertical central heating radiator, worktop and plinth feature lighting, spotlights, TV point and window to the rear enjoying the south aspect over the garden with countryside views beyond.

Matching this is a separate utility room, again with tiled flooring, having a range of base and wall units surmounted by quartz worktops with upstands and an inset stainless-steel sink with quartz backsplash, Quooker instant hot water and filtered cold water tap, chrome heated towel rail and concealed cupboards housing the integrated washing machine and tumble dryer. A uPVC double glazed door leads to the side and an internal door to the double garage which is equipped with twin up and over doors, a range of fitted base and wall units, further appliance space and a wall mounted oil-fired boiler.

At the front of the property is a very attractive lounge having hard flooring and a fireplace with stone surround housing an inset wood burner on a brick hearth. There are glazed double doors that lead to the rear dining room which again has hard flooring to match, door to the adjacent kitchen and glazed folding doors leading into a uPVC double glazed conservatory with hard flooring and French doors to the garden, enjoying fabulous views over the garden, fields and a lovely southerly aspect.

To the first floor, there is a galleried landing with balustrade, airing cupboard and loft access. The spacious master bedroom sits to the rear with delightful far reaching views and comes together with an attractive en suite shower room.

There are three further good sized bedrooms, one of which has fitted furniture and storage, whilst bedroom four is also equipped with additional storage and serves as a very useful study. These all have the benefit of a very attractive and stylish contemporary bathroom having tiled floor with underfloor heating, large freestanding bath to tiled recess with cascade tap, fitted units with plinth lighting, storage and integrated WC and surface mounted wash hand basin with cascade mixer tap, tiled splashbacks, floor lighting and heated towel rail.

The property is set behind a very spacious tarmac driveway providing ample turning and parking space with a brick feature wall to the boundary and giving access to the integrated double garage.

A side gate leads to the very attractive rear garden, enjoying an enviable south aspect over open countryside and fields, with far reaching views. There are extensive areas of stone paved patio, shaped lawns and borders and a wonderful decking patio with balustrade, strategically sited to enjoy the views and family BBQ's. To the side of the property there is a concealed oil storage tank, bin store and useful timber garden shed. Outside tap and lights.

**Agents note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

There is no mains gas.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** TBC / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/31012025

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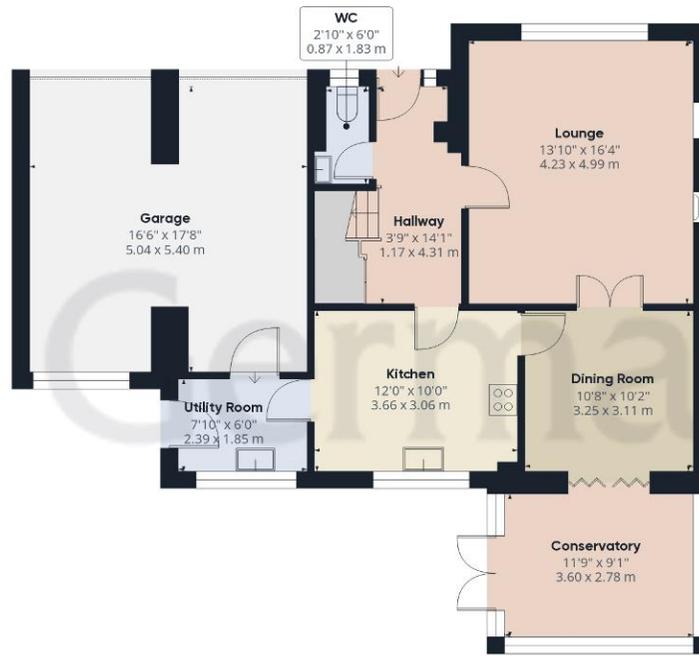












Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 1711.56 ft<sup>2</sup>  
 159.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Agents' Notes

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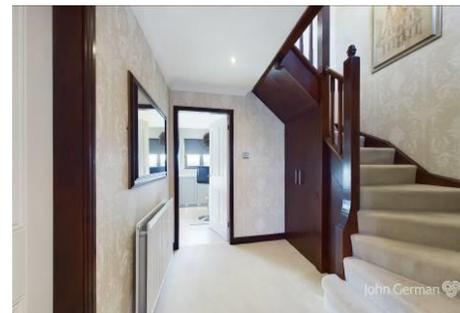
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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